



12 The Glasshouse, Windsor Street, Leamington Spa, CV32 5EA

An excellent opportunity to acquire a well appointed, spacious, two bedroomed and two bathroomed first floor apartment within this popular town centre development. Featuring the impressively fitted open plan living/kitchen arrangement and secure parking facility for two cars.



12 The Glasshouse Windsor Street Leamington Spa CV32 5EA

The Glasshouse

Is an exclusive development of self-contained apartments of varying sizes, originally constructed in 2000 which from its inception has proved to be very popular. The development is ideally sited close to the town centre and all amenities, and also convenient for access to the local railway station.

ehB Residential are pleased to offer 12 The Glasshouse, which is an opportunity to acquire a spacious well appointed first floor apartment, providing two bedroomed and two bathroomed accommodation. Featuring impressively fitted open plan living/kitchen/lounge/dining room arrangement of note. The property uniquely includes two designated secure car parking facilities within the development and is offered to an excellent standard of presentation throughout. Inspection highly recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With intercom system and staircase leads to the...

First Floor Entrance Hall

With wood effect laminate flooring, downlighters, oak panelled doors and airing cupboard with lagged cylinder and immersion heater.

Open Plan Lounge/Dining/Kitchen

18'8" x 13'3" max (5.69m x 4.04m max)

With wood effect laminate flooring, electric radiator, TV point to lounge/dining area. Open to the...

Fitted Kitchen Area

12'3" x 8'3" (3.73m x 2.51m)

With extensive range of base cupboard and drawer units with Corian work surfaces and returns, inset stainless steel sink unit with mixer tap, built-in oven and four ring ceramic hob unit with extractor hood over, built-in fridge freezer, dishwasher, washing machine, matching range of high level cupboards.

Bedroom

15' x 9'3" (4.57m x 2.82m)

With electric radiator, downlighters.

En-Suite Shower Room/WC

7'9" x 3'6" (2.36m x 1.07m)

With underfloor heating, wash hand basin with mixer tap, over sized tiled shower cubicle with integrated shower unit, low flush WC with concealed cistern, three fully tiled walls, extractor fan, downlighters and laminate flooring.

Bedroom

7'10" x 11'3" (2.39m x 3.43m)

With electric radiator.



Well Fitted Bathroom/WC

8'6" x 6'6" (2.59m x 1.98m)

With white suite comprising panelled bath with mixer tap, vanity unit with wash hand basin and mixer tap, low flush WC with concealed cistern, chrome heated towel rail, tiled splashbacks and laminated timber flooring, extractor fan.

Outside

There is a designated secure car parking facility and two allocated spaces.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease from 05/05/2000 (less three days) with 975 years remaining, service charge is £3,240 per annum and ground rent is £250 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

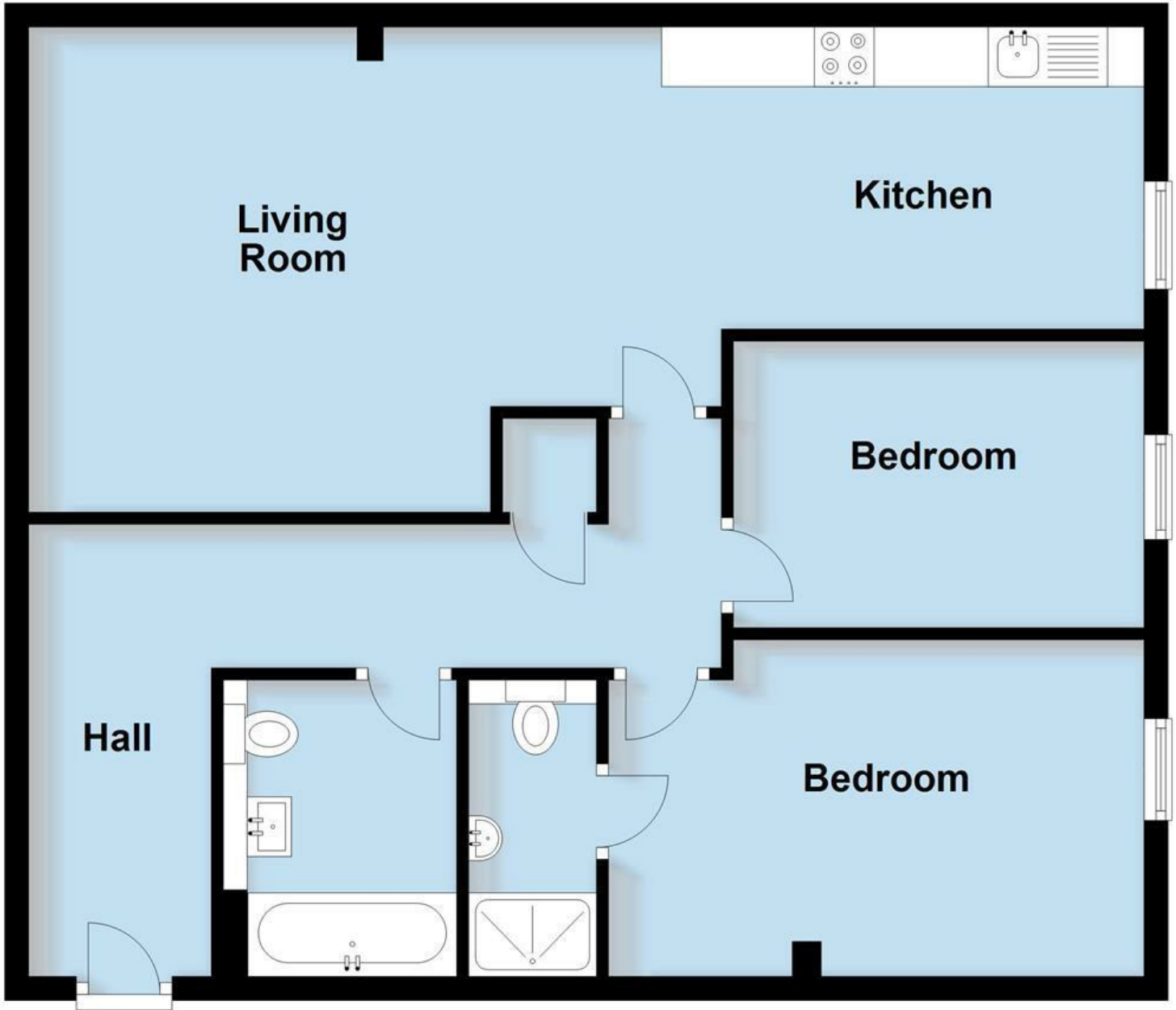
Location

1st Floor

CV32 5EA

First Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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